



## Edmonton Alberta

\$280,000

Welcome to 51, 3305 Orchards Link SW in the vibrant community of The Orchards at Ellerslie! This well-maintained townhouse offers 2 bedrooms and 1 full bathroom, perfect for first-time buyers, downsizers, or investors. The bright, open-concept layout provides comfortable living and great natural light throughout. Enjoy the convenience of a TANDEM garage -- ideal for extra storage or two vehicles. Low-maintenance living is made easy with condo fees of \$205.17 and an HOA fee of \$454.00, giving you access to community amenities and exterior maintenance. A fantastic opportunity to own in sought-after southwest Edmonton! (id:6769)

Living room 4.06 m X 4.75 m

Kitchen 3.18 m X 2.9 m

Primary Bedroom 3.18 m X 3.08 m

Bedroom 2 3.18 m X 3.04 m

Laundry room 2.24 m X 1.81 m

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.